

Schlesinger and Mayer Department Store
(Carson, Pirie, Scott and Company
Department Store)

1 South State Street
(1-19 South State Street, 1-15 East
Madison Street); southeast corner of
South State and East Madison Streets

Chicago
Cook County
Illinois

HABS No. ILL-1064

HABS
ILL,
16-CHIG,
65-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
Reduced Copies of Measured Drawings

Historic American Buildings Survey
National Park Service
Washington Planning and Service Center
1730 North Lynn Street
Arlington, Virginia

SCHLESINGER AND MAYER DEPARTMENT STORE
(now Carson, Pirie, Scott and Company Department Store)HABS
ILL,
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Location: 1 South State Street (1-19 South State Street, 1-15 East Madison Street); southeast corner of South State and East Madison Streets; Chicago, Cook County, Illinois.

Present Owner: 1-29 South State Street Corporation; leased to Carson, Pirie, Scott and Company, Chicago.

Present Use: Retail department store.

Statement of Significance: This commission of 1899-1904 was the last of the large, commercial buildings designed by Louis Sullivan, [HABS catalog] and is regarded by some as the culmination of the architect's structural and ornamental art. In 1958, the building was designated a Chicago Architectural Landmark "...in recognition of the fine expression of interior spaces in the serene horizontals of window and wall; the execution of an original system of ornament, and the excellent craftsmanship of its execution in cast iron."

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners: Legal description of the property: Sublots 1-12 in Block 2 of B. S. Morris' Subdivision of original lots 2 and 3 and the north one-quarter of lot 6 in Block 2 of Fractional Section 15 Addition to Chicago. Re-recorded July 16, 1901. (Fractional Section 15-39-14 surveyed and subdivided by the Board of Canal Commissioners pursuant to law in the month of April year of 1836. Re-recorded June 13, 1836 and September 24, 1877).

The following is an abstract of the complete chain of title contained in Book 461, pp. 33-39, 399 in the Cook County Recorder's Office. The property on which the Sullivan-designed portion of the present Carson, Pirie, Scott and Company Store now stands was originally owned by several merchants. Leopold Schlesinger is first mentioned in the record in a lawsuit, apparently concerning a lease on lots 1-5, with Levi Z. Leiter (Document 9918-5 /sic/). He is mentioned again on February 3, 1890 as receiving a lease and leasehold on a building located on lots 4-5 from Samuel H.

Sweet et al. (Document 1217189-90); on November 9, 1897 Schlesinger gained control of lots 4-9 from the M. W. Powell Co. (Document 11892 M.L.). On July 14, 1898, Schlesinger leased all of lots 1-12 from Levi Z. Leiter and wife (Document 2710116); shortly thereafter, Leiter deeded the property to Marshall Field (Documents 2714731-2, July 27, 1891). Leopold Schlesinger transferred the lease, which was to run to June 29, 2004, to Schlesinger and Mayer on August 7, 1902 (Document 3280048). On June 13, 1904, the lease on the buildings, apparently now owned by Otto Young, was passed on to Harry G. Selfridge, with the approval of Marshall Field (Documents 3551732, 3551725). At the same time, the leasehold of Schlesinger and Mayer was transferred to Selfridge, who then passed it back to Otto Young (Documents 3551727, 3551731). John T. Pirie obtained a lease on the property from Selfridge on August 12, 1904 (Document 3578264). The property was owned by Otto Young at the time of his inventory, dated June 19, 1907 (Document 92/173). On June 26, 1919, Samuel T. Pirie et al. transferred their lease to Carson, Pirie, Scott, & Company, Illinois Corporation (Document 6559594). The company renewed the lease through the First National Bank of Chicago on March 3, 1947 and again on October 3, 1955 (Documents 14005613, 16380265). The owner appears now to be the 1-29 South State Street Corporation, which has carried on the title for the First National Bank, the Trustee originally appointed to succeed Otto Young (Document 16380361, October 3, 1955).

2. Date of erection: 1899-1904.
3. Architect: Louis H. Sullivan.
4. Builder, suppliers, etc.: Terra Cotta by Northwestern Terra-cotta Company; Luxter prisms; ornamental iron cast by Winslow Bros. Company /"Architecture in the Shopping District," Inland Architect, Vol. XXXIV (January, 1900), p. 47/.

Ornamental iron details by George G. Elmslie, then Sullivan's chief designer, perhaps assisted by William G. Purcell. Plaster models of the ornament were made from Elmslie's sketches by Kristian Schneider, an artist-craftsman who worked with Sullivan for more than twenty years. /Hugh Morrison, Louis Sullivan, Prophet of Modern Architecture (New York: W. W. Norton & Company, 1935), pp. 200-201; Willard Connely, Louis Sullivan as He Lived (New York: Horizon Press, Inc., 1960), pp. 231, 235-36./

5. Original plan and construction of building: From the original building permit, # S1093, dated November 2, 1891, in Book N, January 1891-July 1901, North & South, p. 32, Department of Buildings, Chicago: "Schlesinger and Mayer, 9-story brick store building, 182' front, 140' deep, 142' high, southeast corner State and Madison, \$361.90 -- amount for permit, cost -- \$600,000."

"Schlesinger & Mayer building, 1873-1903, originally the Bowen building, was at the southeast corner of South State and East Madison streets, fronting 60 feet on the former and 70 feet on the latter. It was seven stories and one basement high. W. W. Boyington was the architect . . . The building was replaced by the third unit of the Carson, Pirie, Scott, & Co. building, erected in 1904. . .

"Carson, Pirie, Scott, & Co. store building, formerly Schlesinger & Mayer, at 11-15 E. Madison Street near S. State street, nine stories and one basement high, on 50-foot wood piles, was the first unit of the present store. It was completed in 1900, with Louis H. Sullivan as the architect. The Thomas Church building, at 32-34 S. Wabash Avenue, now a part of the store, was built in 1903. It is 13 stories high with one basement, on rock caissons. Hill & Waltersdorf were the architects. The third unit, at the southeast corner of S. State and E. Madison streets, was completed in 1903, 12 stories high with three basements, cast-iron columns, on rock caissons. Louis H. Sullivan was the architect. . . The fourth unit, at 21-29 S. State street, was built in 1906, 12 stories high with three basements, steel columns, on caissons. D. H. Burnham & Co. were the architects. . . The fifth unit, at the northwest corner of S. Wabash avenue and E. Monroe street, was built in 1927, 16 stories high with two basements on caissons. Burnham Brothers were the architects." [Frank A. Randall, History of the Development of Building Construction in Chicago (Urbana: The University of Illinois Press, 1949), p. 148].

An article, "The New Schlesinger and Mayer Building, Chicago. Substructure, structure, design and fireproofing making architectural unit," Brickbuilder Vol. XII (May, 1903), pp. 101-104, describes the building of Sullivan's new Schlesinger and Mayer building as being carried out in three sections. The firm occupied a number of stores at the State and Madison location and did not wish to cease business operations during the construction of the new edifice. Section 1 (bays on Madison Street) was built to a height of 9 stories on 50' piles, except for the party walls which were 4' diameter wells designed to carry a 9-story building. Because the

company found it necessary to continue business in the old corner store until Christmas, 1902, Sullivan decided to build the foundations for sections 2 and 3 beneath the old building before it was vacated. Section 2 was required for use May 1, 1903, section 3 on October 1, 1903; in October, 1902 the basement was cleared of stock and work was begun on the foundations. The project necessitated round-the-clock construction operations. On January 6, 1903 the old corner store was removed, allowing for the erection of the remainder of sections 2 and 3. (For a complete description of the structural system and fire-proofing for the building by Sullivan, see Engineering Record, February 21, 1903.)

See Bibliography for sources of old views during construction and reproductions of Sullivan's preliminary renderings for the building.

See Hugh Morrison, op. cit., pp. 197-201, and Carl W. Condit, The Chicago School of Architecture (Chicago: The University of Chicago Press, 1964), pp. 170-172, for good summary descriptions of the building. See also Supplementary Material for an early description and critical evaluation of Sullivan's work.

6. Additions and alterations: As was previously stated, the present department store is the result of the integration of numerous buildings and annexes with the original Sullivan-designed structure. The original building has, of course, undergone many mechanical remodelings as well as some more noticeable changes in the original design and ornamentation. As has been the case in many of Chicago's early buildings, the projecting cornice of Carson's was replaced by a simple terra-cotta parapet; the florid cartouche emblems, with the "S & M" monogram, which decorated the first floor piers on State and Madison streets, have been removed; the mosaic floor and finishings of the pavilion entrance have been covered by formica. In general, however, the firm has maintained the original architectural character of Sullivan's work with a great sense of pride. In 1960-61, when another addition was to be added on State street, by Holabird and Roche, the firm wisely decided to keep its design and ornamental detail in the style of the older building. (For more information, see Carl W. Condit, op. cit., pp. 165-166.)

B. Historical Events and Persons Connected with the Structure:

The building occupies a prime location in the center of Chicago's Loop; its main entrance is at the corner of State and

Madison streets, often characterized as "the world's busiest corner." Carson, Pirie, Scott and Company, has long been a part of Chicago's commercial history. The firm was founded by John T. Pirie and Samuel Carson in La Salle-Peru, Illinois; their first retail store opened in Chicago on May 8, 1867. The dry-goods concern occupied several loop buildings between 1867 and 1904, when the present building was secured. In spite of the prestige of their building and location, in 1955 the firm threatened to vacate the premises for a new building because they were not permitted to buy the building or granted a reduction in the \$928,655 annual rent ["Carson's Plan to Build Store in Loop," Chicago Tribune, March 4, 1955]. These plans never materialized, however.

C. Bibliography:

Architectural Record. Vol. VII (April - June, 1899). p. 425.

A rendering of the projected evaluations showing a marked variation on the type of entrances used: the corner pavilion has been changed to a three-sided form on the lower two stories; while projecting entries and show-cases have been added on the State and Madison street sides.

"Architecture in the Shopping District," Inland Architect. Vol. XXXIV (January, 1900). pp. 46-47, pl. fol. p. 48.

Photographs: detail of cartouche over canopy, Madison Street elevation (three bays, and large plate of entrance of same.)

Bush-Brown, Albert. Louis Sullivan. New York: George Braziller, Inc., 1960. pp. 25-26, Figs. 72-77.

Carson, Pirie, Scott and Company. Carson-Pirie Monthly.

Library of the Chicago Historical Society has: Vol. 1, No. 1, January, 1896 - and Vol. 1, No. 10, November, 1896.

Carson, Pirie, Scott and Company, Chicago. "Centennial Competition in City Planning," as reported by Chicago Daily News, Chicago Tribune, Chicago Sun-Times, Chicago American. Chicago, 1954.

Carson, Pirie, Scott and Company: Miscellaneous pamphlets, etc. Filed in the Library of the Chicago Historical Society.

Contains descriptive brochure on the property prepared by the First National Bank of Chicago as Trustee under the last will and testament of Otto Young, deceased, Chicago, March, 1955.

"Carson's History: Thru its Builders' Eyes," Chicago Tribune,
January 1, 1954; "Carson's Plans to Build Store in Loop,"
Chicago Tribune, March 4, 1955.

Clippings filed under Chicago, Illinois, Carson, Pirie,
Scott and Co. Store, Burnham Library of the Art Institute
of Chicago.

Chicago Architectural Club. Vol. XXVI (1913). p. 12.

Design for the medallion used in the rest room screen.

Chicago, Illinois. Carson, Pirie, Scott and Company Store.

Three photographs of Louis Sullivan ornament in the files
of the Burnham Library of the Art Institute of Chicago.

Condit, Carl W. The Chicago School of Architecture. Chicago:
The University of Chicago Press, 1964. pp. 35, 89, 117,
128, 135, 136, 142, 160-166, 170-172, 174, 183, 190n.,
193, 213, Figs. 123-129.

Connely, Willard. Louis Sullivan as He Lived. New York
Horizon Press, Inc., 1960. pp. 211-12, 231, 234, 236-37,
241, 260, 264, pls. 35, 36.

Freeburg Russell. "Carson, Pirie, Scott and Co., By Oxcart to
State and Madison," Chicago, Vol. I, No. 6 (August, 1954).
pp. 36-40, illus.
Picture. History of the firm.

Gilbert, Paul and Bryson, Charles Lee. Chicago and Its Makers.
Chicago: Felix Mendelsohn, Publisher, 1929. p. 334 (Photo-
graph). /Caption reads: "The Mentor Building at the north-
east corner of State and Monroe Streets. The Carson, Pirie,
Scott and Company is nearing completion."/

Gilbert, Paul Thomas. "When Carson and Pirie Came to Illinois,"
Townsfolk, XXIV, No. 8 (Chicago, 1954). pp. 19, 27, Facsim.

Inland Architect, Vol. XLI (June, 1903). pls. fol. p. 44.
Corner entrance and a perspective rendering.

Jones, John H. (ed.) A Half Century of Chicago Building.
Chicago: Crerar Library, 1910.
Picture.

Kaufmann, Edgar, Jr. Louis Sullivan and the Architecture of
Free Enterprise. Chicago: The Art Institute of Chicago,
1956. p. 11 (photograph).

An outline of the Exhibition held at the Art Institute
of Chicago, October 25-December 2, 1956; Minneapolis In-
stitute of Arts, January 9-February 24, 1957.

Microfilm of original drawings for Carson, Pirie, Scott and Co. Store. Roll 4, frames 345-394A. Burnham Library in the Art Institute of Chicago.

Morrison, Hugh. Louis Sullivan, Prophet of Modern Architecture. New York: W. W. Norton & Company, 1935. pp. 197-201, 303, pls. 60-62.

"Pick 4 loop buildings as landmarks," Scrapbook of Art and Artists of Chicago and Vicinity. (1958), Burnham Library in the Art Institute of Chicago. pp. 99, 100, 102.

Prominent Buildings Erected by George A. Fuller & Co. 1904:
144-145. /Also in 1901:81 - different photograph with plans/.

Randall, Frank A. History of the Development of Building Construction in Chicago. Urbana: The University of Illinois Press, 1949. pp. 76, 80, 148, 169, 290. Bibliography.

Scott, George Tressler. The Family of Thomas Scott and Martha Swan Scott, A Century in America, 1856-1956; A Sketch by a Grandson. Montclair, N.J.: Private printing by Montclair Printing Co., 1956.

Information on the Scott family only.

Smith, Lyndon P. "The Schlesinger & Mayer Building: An Attempt to Give Functional Expression to the Architecture of a Department Store," and Desmond, H. W., "Another View: What Mr. Louis Sullivan Stands For," Architectural Record Vol. XVI (July, 1904). pp. 53-67.

Old views of ornament; exterior marquise; interior sawed wood screen; State Street elevation - 2 floors; details of ornamentation, woodwork, the restaurant, and iron work.

Szarkowski, John. The Idea of Louis Sullivan. Minneapolis: The University of Minnesota Press, 1956. pp. 27, 141-51. Photographs.

"The New Schlesinger and Mayer Building, Chicago. Substructure, Structure, Design and Fireproofing Making Architectural Unit," Brickbuilder Vol. XII (May, 1903). pp. 101-104.

Includes plan of old and new foundations, construction photos taken January 15, 1900; March 23, 1903; March 31, 1903; April 13, 1903; and details of fireproof construction.

D. Supplementary Material:

"Architecture in the Shopping District," Inland Architect. Vol. XXXIV (January, 1900). p. 46.

". . . The changes are seen in the great stores of Marshall Field & Co., Mandel Brothers, McClurg's and Gage Brothers, and now Schlesinger and Mayer are erecting, through the services of Louis H. Sullivan, architect, one of the most appropriate buildings for a retail dry-goods store ever seen. Only one portion of this new building is now completed, and one may conceive the effect when extended to the corner and up State Street for a distance of 320 feet. The section now erected, on Madison street, is thoroughly fireproof, the iron columns and beams and fireproofing being hidden under the hardwood floors, decorated walls, and a facade, consisting of a cream-colored enameled terra-cotta, above the third floor, an apron of Luxter prisms in the upper sashes of the plate-glass windows and ornamental iron in imitation bronze for the base. The colonade under the cornice is striking and highly successful, giving a finish to the elevation, and the whole represents as near the expression of a retail dry-goods store yet obtained by any architect in the world."

Prepared by Larry J. Homolka
Architectural Historian
National Park Service
J. William Rudd
Supervisory Architect
National Park Service
September, 1964

PART 11. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Designed by Louis Sullivan, the building was designated a Chicago Architectural Landmark in 1958, with the citation "In recognition of the fine expression of interior spaces in the serene horizontals of window and wall; the execution of an original system of ornament, and the excellent craftsmanship of its execution in cast iron."
2. Condition of fabric: Good, extensive painting of interior surfaces has diminished some of the subtle details of ornament. A number of original ornamental details have been removed or replaced.

B. Description of Exterior:

1. Over-all dimensions: Approximately 111'-6" x 289' (not

including 1960 addition). Twelve stories. Seven bays on north (East Madison Street), eight original bays on west (South State Street) side. Five bays added in 1906; three bays added in 1960-61 (only eight stories). Rectangular in shape.

2. Wall construction, finish and color: Dark-grey, cast-iron, Sullivan-designed ornaments on first two floors form frames for show windows. Very light-colored terra cotta covering steel from third to twelfth floors.
3. Structural system, framing: Steel skeleton.
4. Porches: Large cast-iron canopy with extensive Sullivan-designed ornament on north (East Madison Street) facade.
5. Openings:
 - a. Doorways and doors: One doorway on north, two on west, and main entrance on corner of Madison and State Streets. Corner entrance has extensive Sullivan design ornament in cast-iron between and above doors.
 - b. Windows: Single light plate glass display windows on floors one and two. "Chicago windows," (Large fixed center pane, flanked by one-over-one-light, double-hung, operating sash) on floors three through twelve. One-over-one-light, double-hung sash in rounded bay.
6. Roof:
 - a. Shape, covering: Flat, built-up.
 - b. Cornice, eaves: Original terra-cotta cornice removed and replaced with terra-cotta parapet, which matches terra cotta on remainder of building.

C. Description of Interior:

1. Floor plans: Multi-use loft space on all floors; the executive offices are on the ninth floor in the northwest corner of building.
2. Stairways: Main stairs are located in the northeast and southeast corners of the building. Two sets of secondary stairs are located between main stairs on east wall. A stair to the basement only is on the north wall near corner entrance, and on the south wall near the south entrance on west wall. Balusters are delicate cast-iron panels,

Sullivan designed.

3. Flooring: Marble on first floor. Concrete with various coverings, such as asphalt tile, linoleum, carpet, etc.
4. Wall and ceiling finish: Plaster, paint.
5. Doorways and doors: All original interior doors including Stairwell entrances, offices, etc. have been replaced.
6. Decorative features and trim: Column capitals have highly decorative, Sullivan-designed ornament. Other decorative features in building (except stair balusters) have been removed.
7. Lighting: Electrical.
8. Heating: Central.

D. Site:

General setting and orientation: The building at the southeast corner of South State and East Madison Streets, in the heart of Chicago's down-town "loop" area.

Prepared by J. William Rudd
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National Park Service
September 1964